



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Tom Lisk, Newport Yacht Basin Association

LOCATION OF PROPOSAL: 3911 Lake Washington Blvd. SE

DESCRIPTION OF PROPOSAL: Establish a five-year maintenance plan for repairs to the Newport Yacht Basin marina to maintain existing structures. Work includes repair and replacement of less than 200 piles (13%) of the approximately 1,500 piles that support dock structures throughout the marina, repair of voids beneath concrete parking areas, and driving sheet piles to stabilize an existing wooden bulkhead.

FILE NUMBERS: 18-121153-WE **PLANNER:** Reilly Pittman

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **1/3/2019**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Nancy M. Brown
Environmental Coordinator
Carol V. Holland

12/20/2018
Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolvef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



EXEMPTION FROM SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

To: **Tom Lisk**
Newport Yacht Basin Association
3911 Lake Washington Blvd. SE
Bellevue, WA 98006

Re: **Newport Yacht Basin Maintenance Plan**

File Number: **18-121153-WE**

SEPA Determination: **Determination of Non-Significance**

A DNS was issued under WAC 197-11-355, using the optional DNS Process. There is no further comment period on the DNS. Appeal period ends on January 3, 2019

The proposal to undertake the following development:

- **Establish a five-year maintenance plan for repairs to the Newport Yacht Basin marina to maintain existing structures. Work includes repair and replacement of less than 200 piles (13%) of the approximately 1,500 piles that support dock structures throughout the marina, repair of voids beneath concrete parking areas, and driving sheet piles to stabilize an existing wooden bulkhead. See attached conditions of approval.**

Within the shoreline **Recreational Boating** environment of **Lake Washington** and/or its associated wetlands;

Is exempt from the requirement of a substantial development permit because:

- **Development is considered normal repair and maintenance (LUC 20.25E.170.C.2)**

Inconsistent	Consistent	
	X	Policies of the State Shoreline Management Act (RCW 90.58)
	X	The Bellevue Shoreline Master Program (LUC 20.25E)

Date: **December 20, 2018**

Signed

Note: This exemption does not authorize construction to begin. All other required local, state or federal permits must be obtained before construction can begin. All land use code, building code, City shoreline code and other City regulations must be complied with.

CC: Dept. of Ecology, 3190 160th Avenue SE, Bellevue, WA 98008-5452
Dept. of Fish and Wildlife, 1775 12th Ave. NW Suite 201, Issaquah, WA 98027



**City of Bellevue
Development Services Department**

Conditions of Approval

The following conditions are imposed under the Bellevue City Code authority referenced:

- 1. Construction Permits Required:** Construction permits including but not limited to a building permit are required.

Authority: BCC 23.05.090
Reviewer: Reilly Pittman, Development Services Department

- 2. Time Duration:** This approved maintenance plan will expire five years from the date of issuance. A construction permit expires after three years from issuance. A second building permit will be required to continue work under this shoreline approval to achieve the full five years allowed.

Authority: Land Use Code 20.40.500; BCC 23.05.100.E
Reviewer: Reilly Pittman, Development Services Department

- 3. Tracking:** A log of pile repair and replacement is required to be kept and submitted annually to the City for each of the five years. Logs can be emailed to Reilly Pittman at rpittman@bellevuewa.gov. The intent of this log is to verify the total number of piles repaired or replaced over the course of the five-year approval. The log must also contain a plan showing the pile repair locations.

Authority: Land Use Code 20.25E.080
Reviewer: Reilly Pittman, Development Services Department

- 4. Limits:** Total repair and/or replacement of piles is not to exceed 200 piles. No other structural repairs are approved beyond what is noted in the description of the proposal. If additional repairs are found to be necessary additional shoreline permitting will be required.

Authority: Land Use Code 20.25E.080
Reviewer: Reilly Pittman, Development Services Department

- 5. Federal and State Permits:** Copies of any approved federal and state permits shall be submitted to the City under the future building permit and prior to commencement of any work.

Authority: Land Use Code 20.25E.150
Reviewer: Reilly Pittman, Development Services Department

- 6. Work Window:** The US Army Corps regulates work windows for when work can occur in in Lake Washington. All work allowed under this approval shall comply with allowed work windows.

Authority: Land Use Code 20.25E.150
Reviewer: Reilly Pittman, Development Services Department



UT SERVICES DEPARTMENT
ENUE NE
WA 98009-9012

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

Received

AUG 16 2018

Permit Processing

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Newport Yacht Basin Maintenance Plan
2. Name of applicant: [\[help\]](#)
Newport Yacht Basin Association
3. Address and phone number of applicant and contact person: [\[help\]](#)
Applicant:
Newport Yacht Basin Association
3911 Lake Washington Blvd SE
Bellevue, WA 98006
425-746-7225 ext. 2

Contact:
Evan Wehr – ecco design inc.
203 N 36th St. Suite 201
Seattle, WA 98103
206-706-3937
4. Date checklist prepared: [\[help\]](#)
August 15, 2018
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Winter 2018 through Winter 2021
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
None known.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
None known.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
Shoreline Substantial Development Permit (City of Bellevue),
Building Permit (City of Bellevue), HPA (WDFW), and Letter of
Permission (Army Corps)
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead

agencies may modify this form to include additional specific information on project description.)

[\[help\]](#)

Drive sheet piles along the shoreline, splice or replace existing pier piles, add controlled density fill (CDF) beneath an existing concrete slab.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

3911 Lake Washington Blvd SE

Bellevue, WA 98006

Section: SE ¼ 8 Township: 24 N Range 5 E

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other:
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
Less than 5%.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
Sand, gravel, and muck along the shoreline.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
None known.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
N/A
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
No
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
No change.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
None

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Low levels of emissions from boating.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Lake Washington

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Yes

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒deciduous tree: alder, maple, aspen, other: *Click here to enter text.*

☒evergreen tree: fir, cedar, pine, other: *Click here to enter text.*

☒shrubs

☒grass

☐pasture

☐crop or grain

☐Orchards, vineyards or other permanent crops.

☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

☐water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

☐other types of vegetation: *Click here to enter text.*

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
None known.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☒hawk, ☒heron, ☒eagle, ☐songbirds, other:

mammals: ☐deer, ☐bear, ☐elk, ☒beaver, other:

fish: ☒bass, ☒salmon, ☒trout, ☐herring, ☐shellfish, other:

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
Chinook Salmon, Bull Trout, & Steelhead

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
Yes, salmon migrate through Lake Washington

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
None

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
None known

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

None

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None

- 4) Describe special emergency services that might be required. [\[help\]](#)

None

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [\[help\]](#)

Elevated noise levels from construction.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

The work will take place during allowed work hours.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The property is a marina, the adjacent properties are a marina and a park.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No

- c. Describe any structures on the site. [\[help\]](#)

There are pile supported piers and floats with boat covers at the site.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No

- e. What is the current zoning classification of the site? [\[help\]](#)

R-2.5

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

SF-M

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Recreational Boating

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes, Lake Washington.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

N/A

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

None

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

N/A

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
Approx. 18" above ordinary high water.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
None
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
None

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
None
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
No
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
None
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
None

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Boating and fishing.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
None

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

None

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Lake Washington Blvd SE & SE 40th St.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Yes, there is a bus stop approximately 1 mile away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

No change.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

No change.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

None

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

Electricity, natural gas, water, refuse service, telephone, and sanitary sewer.

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

None

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: *Evan Wehr*

Position and Agency/Organization: *ecco design inc.*

Date Submitted: *August 16, 2018*

NEWPORT YACHT BASIN MAINTENANCE PLAN

OWNER:
NEWPORT YACHT BASIN ASSOCIATION

SITE ADDRESS:
3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

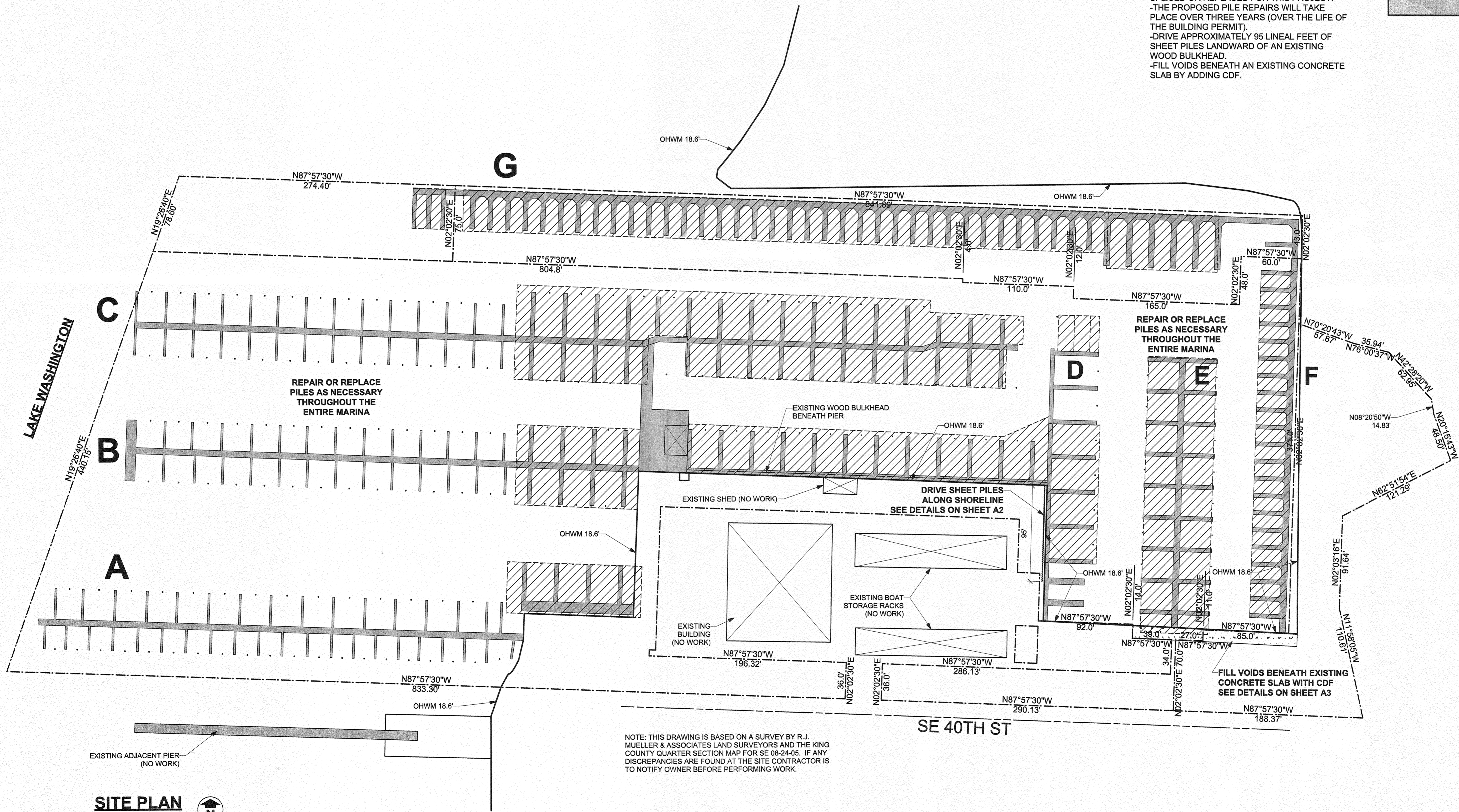
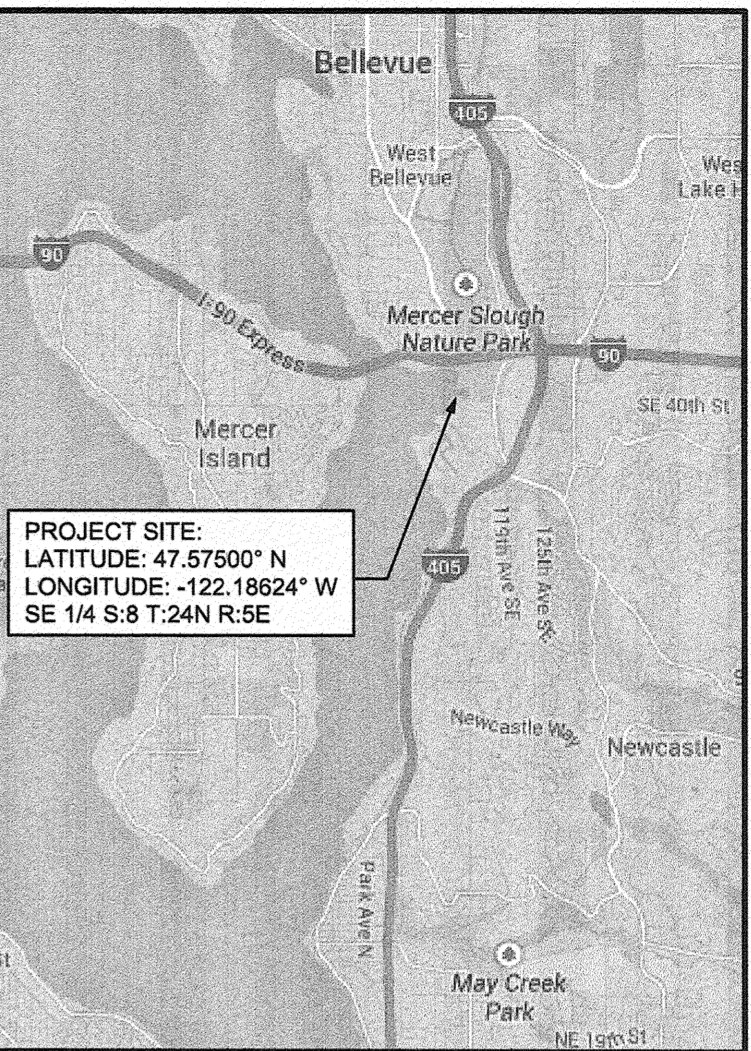
PARCEL NUMBER:
6073400000, 6073410000, & 0924059270

LEGAL DESCRIPTION:
NEWPORT YACHT BASIN, CONDOMINIUM

TR B BELLEVUE SP#08-112598 LF REC#
20111223900010 SD SP DAF- S 495 FT OF POR
SW 1/4 SEC 9 & SE 1/4 OF SEC8 T-R 24-5 LY W
OF LKWA BLVD & SH LDS ADJ LESS POR SD SE
1/4 8-24-5 LY W OF ELY LN OF NEWPORT YATCH
BASIN ALL PHASES CONDOMINIUM

PROJECT DESCRIPTION:
-SPICE OR REPLACE EXISTING WOOD PILES
AS NECESSARY.
-REPLACE EXISTING WOOD PILES WITH 8" TO
12" DIA. STEEL PILES AS NECESSARY.
-NO MORE THAN 140 PILES TOTAL WILL BE
SPICED OR REPLACED FOR THIS PROJECT.
-THE PROPOSED PILE REPAIRS WILL TAKE
PLACE OVER THREE YEARS (OVER THE LIFE OF
THE BUILDING PERMIT).
-DRIVE APPROXIMATELY 95 LINEAL FEET OF
SHEET PILES LANDWARD OF AN EXISTING
WOOD BULKHEAD.
-FILL VOIDS BENEATH AN EXISTING CONCRETE
SLAB BY ADDING CDF.

VICINITY MAP



NOTE: THIS DRAWING IS BASED ON A SURVEY BY R.J. MUELLER & ASSOCIATES LAND SURVEYORS AND THE KING COUNTY QUARTER SECTION MAP FOR SE 08-24-05. IF ANY DISCREPANCIES ARE FOUND AT THE SITE CONTRACTOR IS TO NOTIFY OWNER BEFORE PERFORMING WORK.

SITE PLAN
SCALE 1" = 50'-0"



PROJECT INFORMATION,
SITE PLAN

STILLWATER
MARINE CONSTRUCTION

o
c
c
c
e
design inc.
architect
203 N 36th St, Suite 201
Seattle, WA 98103 206 700 3937

NEWPORT YACHT BASIN
3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

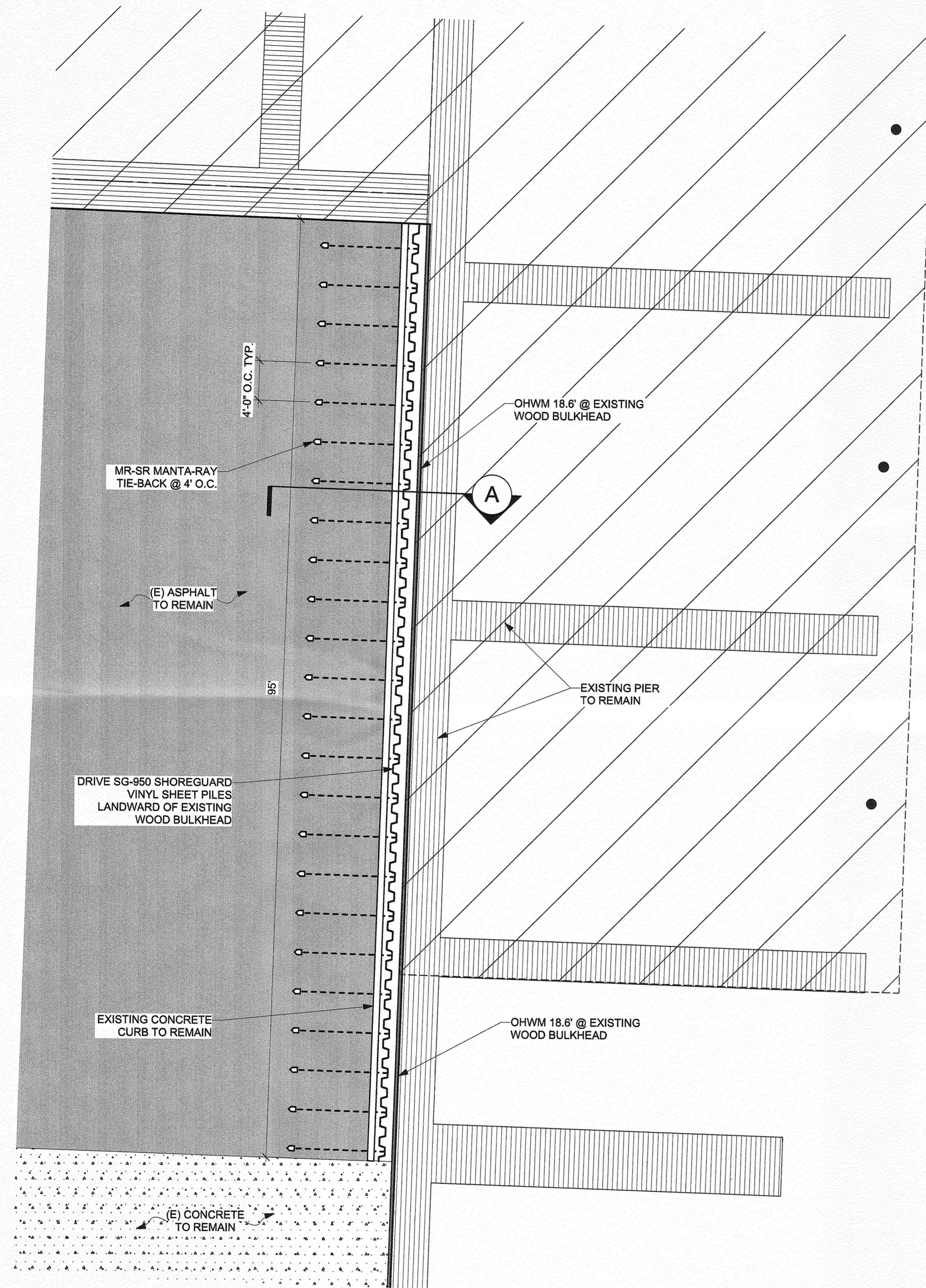
DATE: 8/11/2018

REVISIONS:

A1
Revised

AUG 16 2018

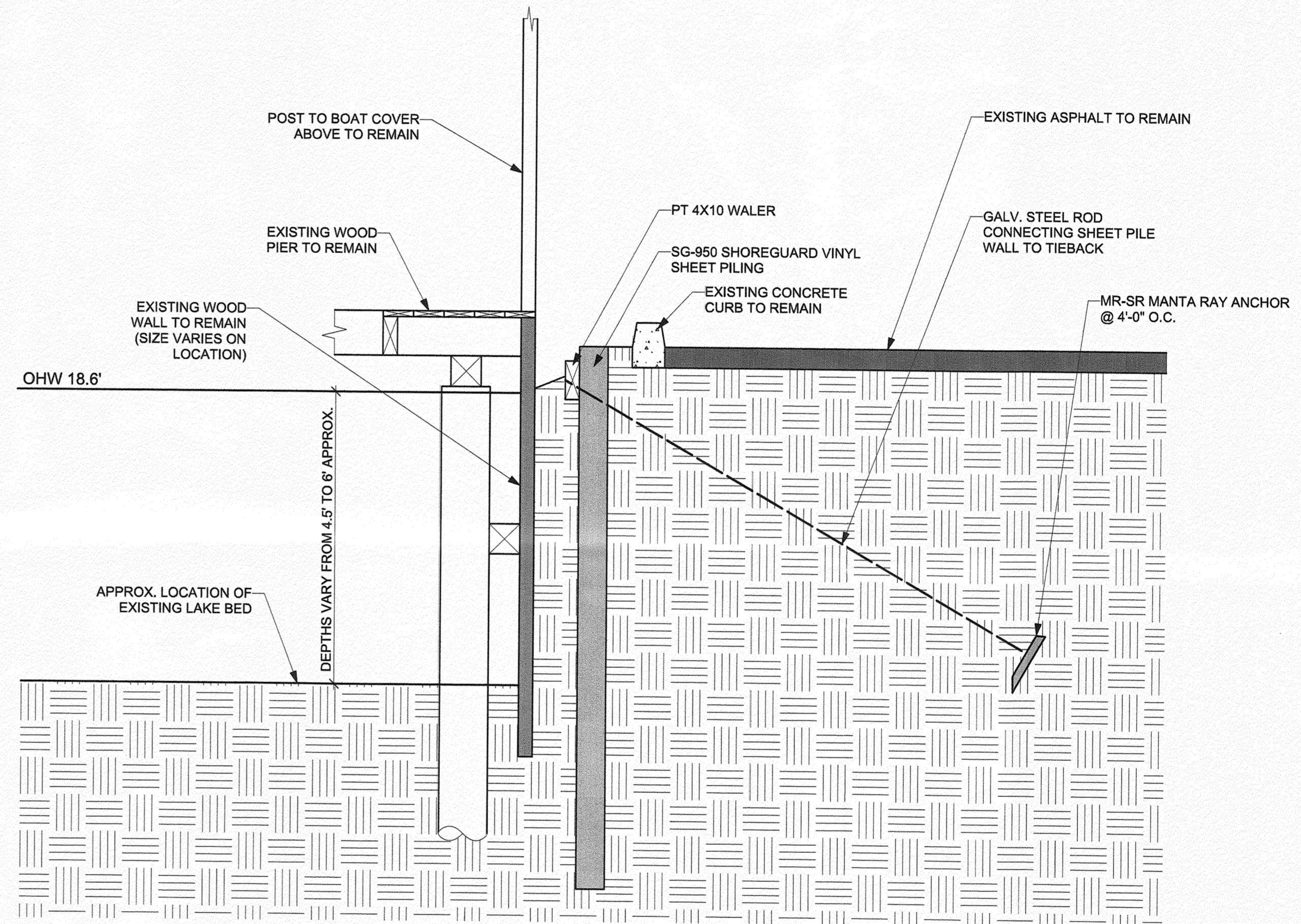
Permit Processing



**ENLARGED SITE PLAN -
SHEET PILE INSTALLATION**
SCALE 1/8" = 1'-0"



10R



SECTION DETAIL A
SCALE 1/2" = 1'-0"

SHEET PILE PLAN &
SECTION DETAIL

STILLWATER
MARINE CONSTRUCTION

e c c o
design inc.
architect
203 N 36th St, Suite 201
Seattle, WA 98103 206 706 3937

NEWPORT YACHT BASIN
3911 LAKE WASHINGTON BLVD SE
BELLEVUE, WA 98006

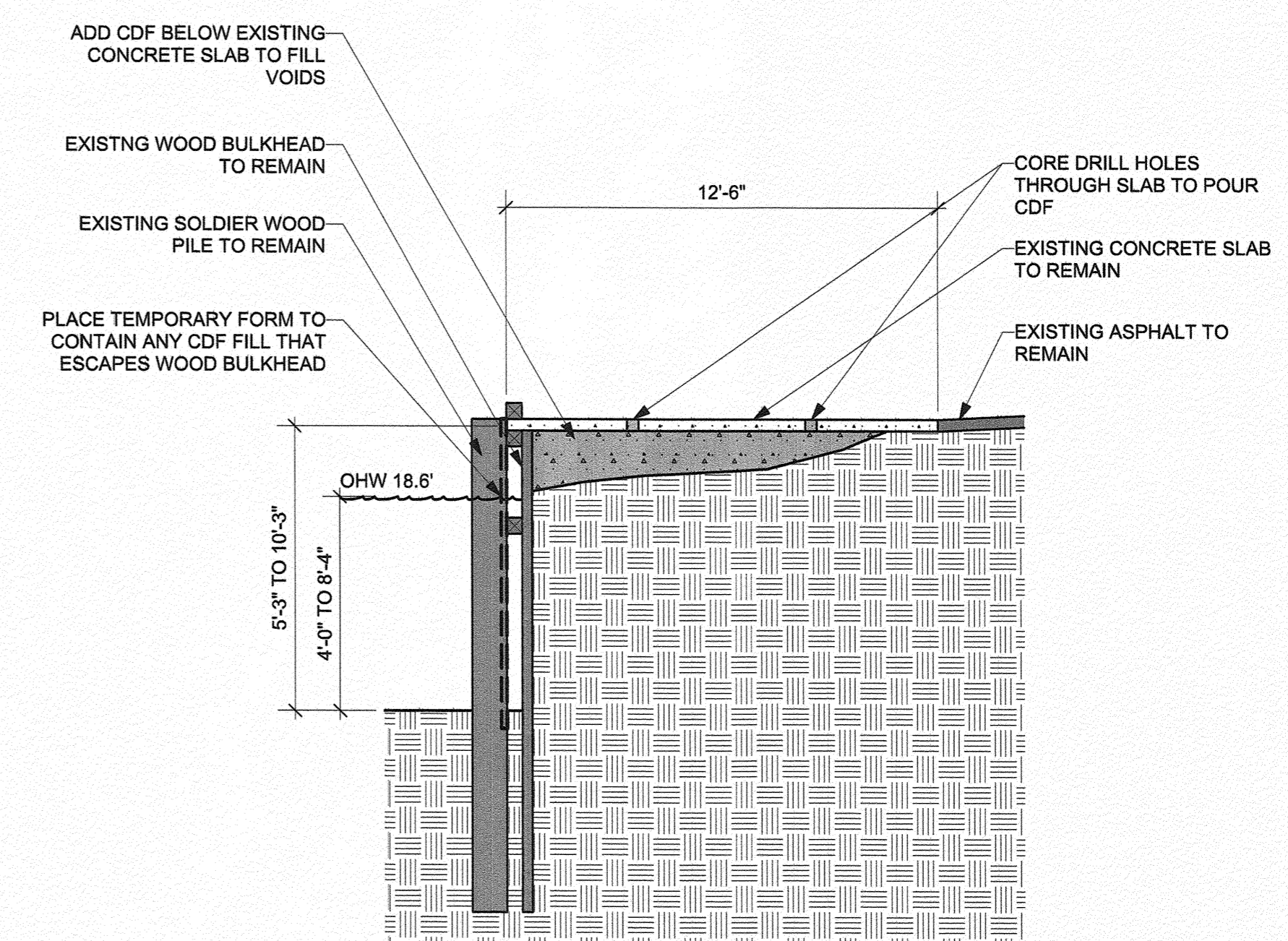
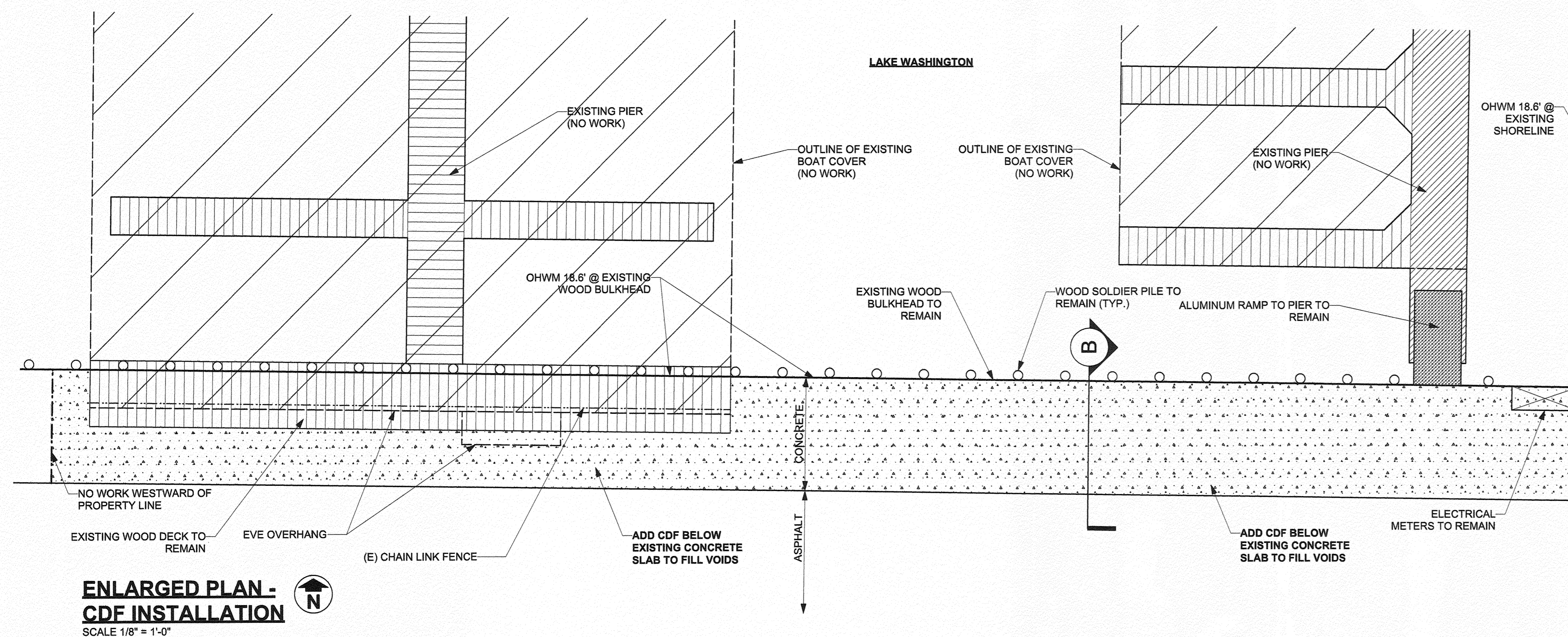
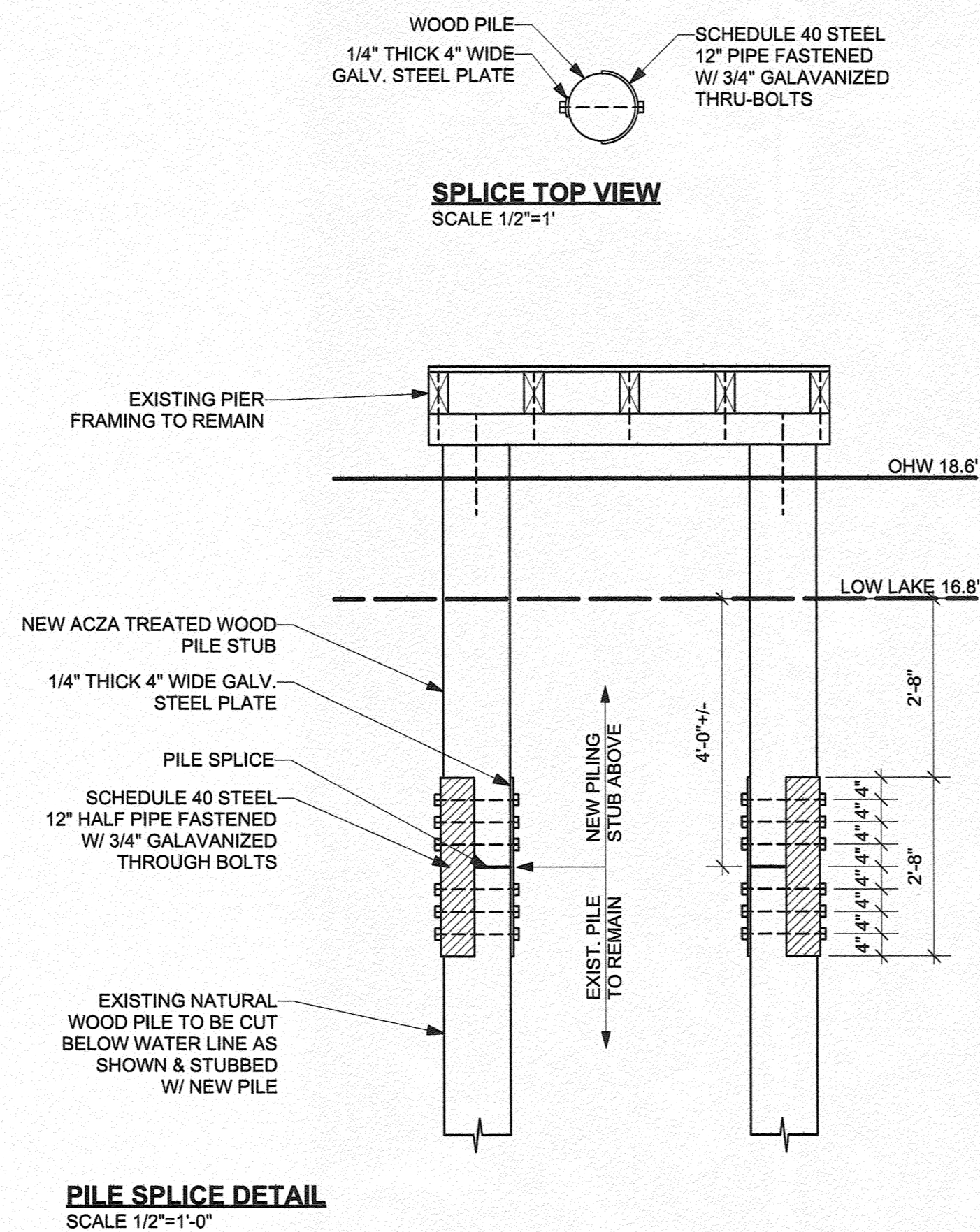
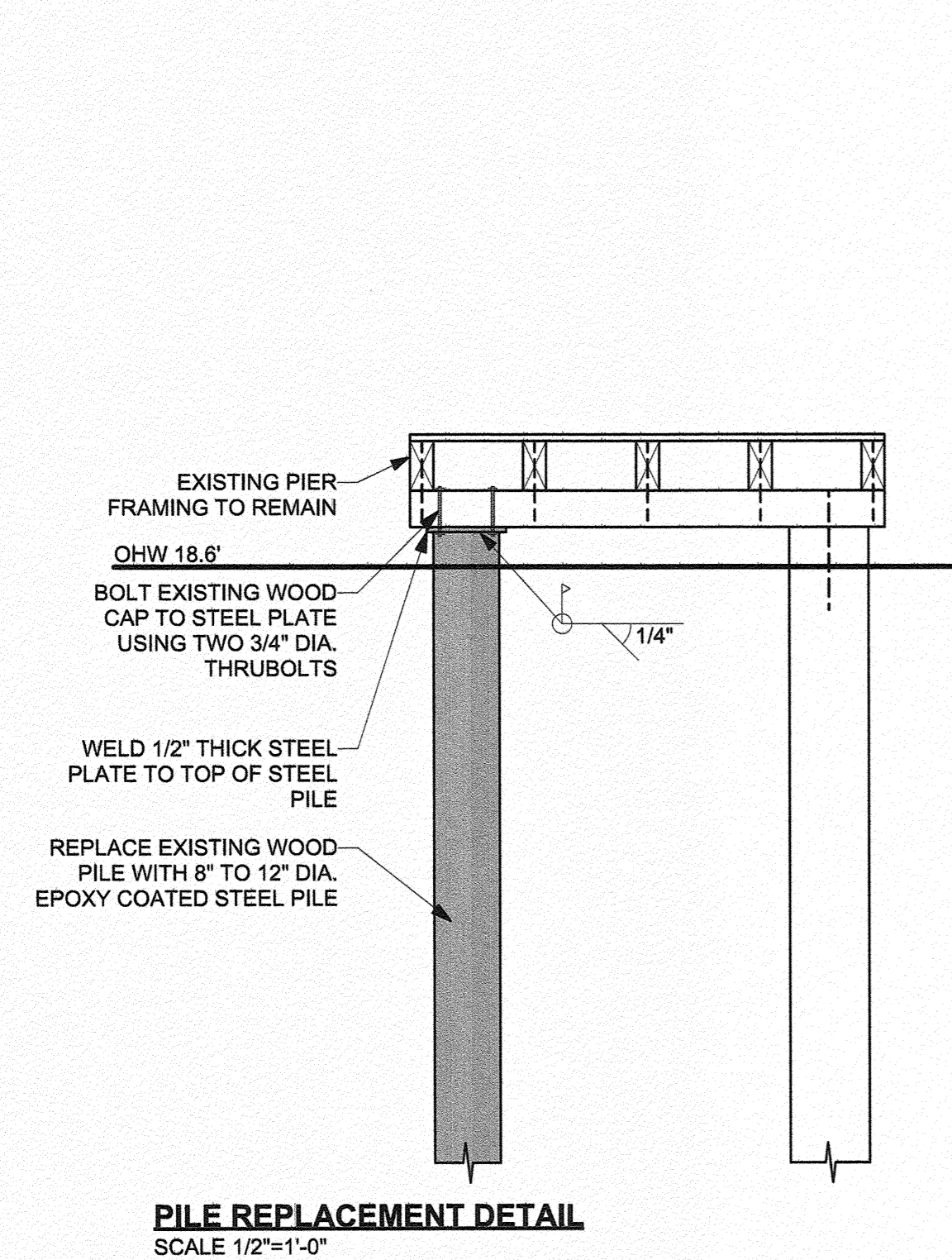
DATE: 8/11/2018

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ALL WORK TO FOLLOW
PROJECT BEST MANAGEMENT PRACTICES (BMP'S)

1) A boom will be deployed during the proposed in-water work to surround the construction area. The boom shall remain in place for the duration of the proposed work. The boom shall serve to collect any floating debris, which may enter the water during the construction activities. This floating debris shall be removed from the water daily, stored on-site, and then disposed of in the appropriate upland facility.

2) If heavy (sinking) debris enters the water during the repair work, the location of the debris shall be documented in a log to be kept through the duration of the project. When construction is complete a diver shall retrieve all debris that has entered the water and sunk during construction.

3) Any creosote piles that are removed will be cut into 4' sections.

4) All construction debris will be stockpiled upland during construction to prevent materials from entering the water.

5) All construction debris will be disposed of in a proper upland facility.

6) Extreme care shall be taken to ensure that no petroleum products, hydraulic fluid, or any other toxic or deleterious materials are allowed to enter or leach into surface waters. The permittee shall report all spills immediately to the Washington State Department of Ecology (425-849-7000).

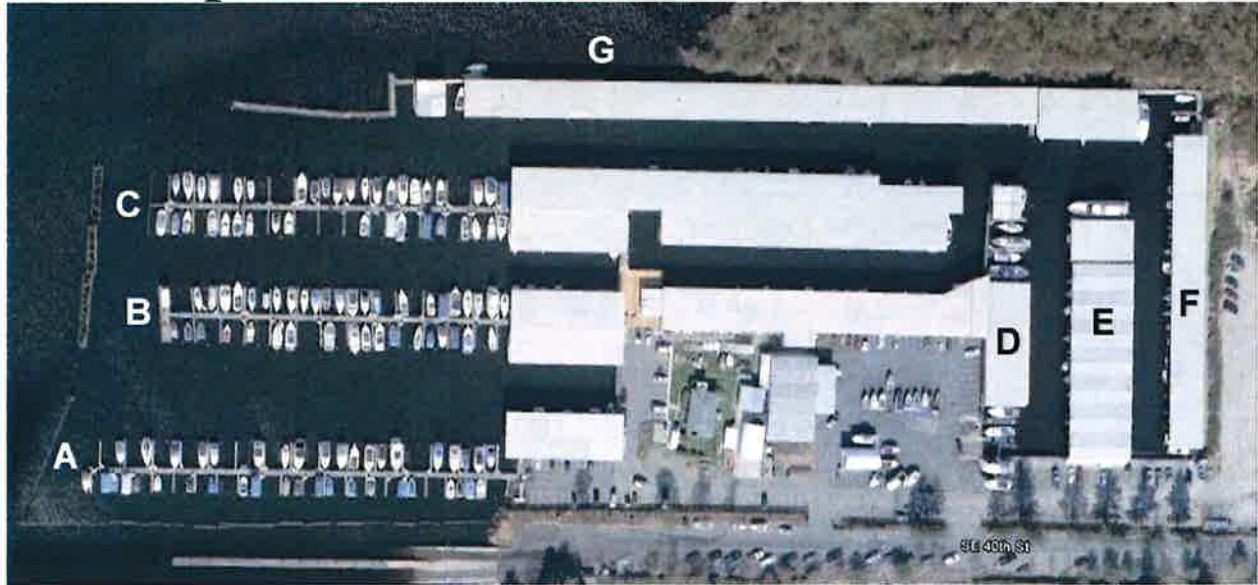
7) Equipment for the transportation, storage, handling and application of oil, chemicals, or other hazardous materials shall be maintained in a safe and leak-proof condition to prevent release of this material into the water. If there is any evidence of leakage, the further use of such equipment shall be suspended until the deficiency has been satisfactorily corrected.

8) Appropriate equipment and material for hazardous material clean up shall be kept at the site during construction.

9) All cutting equipment will have a dust bag to collect saw dust to assure no debris or dust will enter the water or shore habitat.

10) All treated wood used for the project shall meet or exceed the standards established in "Best Management Practices for the Use of Treated Wood in Aquatic Environments" developed by the Western Wood Preservers Institute <http://www.wwpinstitute.org/>.

Newport Yacht Basin Maintenance Plan



Site Description

Newport Yacht Basin is a marina located at 3911 Lake Washington Blvd. SE in Bellevue, WA on Lake Washington. The marina is ran by the Newport Yacht Basin Association which is a condominium association. There are over 500 individual slips at the marina. The site is approximately 11 acres in size. The marina has covered and uncovered slips at fixed pile docks and floating docks. On the following pages are photos and descriptions of typical structures at the marina.

Project Description

The work proposed in this maintenance plan will take place over the next 5 years. The purpose of the proposed work is to repair the marina and to maintain existing structures. Vinyl sheet piles will be driven along a 95 lineal foot section of D dock to repair and stabilize the area. Voids beneath an existing concrete slab along the southern portion of E and F dock will be filled with CDF (controlled density fill). Existing damaged wood piles will either be repaired by splicing them with a new wood pile stub or they will be replaced fully with a new steel pile. No more than 40 piles will be spliced or replaced with in a one year period.

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Dock Sections (Uncovered)



B Dock

There are three major uncovered fixed dock sections on docks A, B and C and a smaller section on D dock. The scope of work at these sections will be to repair existing piles with a splice or to replace existing piles. The typical construction of the dock at these sections is a wood framed dock with wood decking supported by wood piles.

Dock Sections (Covered)



B Dock Covered Section

There are six covered fixed dock sections on docks A, B, C, D and E. The scope of work at these sections will be to repair existing piles with a splice or replace existing piles. The typical construction of the dock at these sections is a wood framed dock with wood decking supported by wood piles. The covers are wood or metal framed with corrugated aluminum paneling.

Floating Dock Sections



F Dock Covered Section



F & G Dock Uncovered Float Section.

There are two floating dock sections at the site, docks F and G. The floats are constructed of concrete and wood and held in place by wood piles. The covers are wood framed with corrugated aluminum paneling. The scope of work at these sections will be to repair existing piles with a splice or replace existing piles.

Bulkhead



Shoreline Along D Dock

Vinyl sheet piles will be installed landward of the existing wood bulkhead along the shoreline adjacent to dock section D. The area is currently paved with asphalt. Approximately 95 linear feet of sheet piles will be driven.

Concrete Slab



Shoreline South of E & F Dock

The existing concrete slab to the south of E and F Dock will be repaired by added controlled density fill (CDF) beneath the slab to fill voids.